

Future Residential
±408 Homes

Future
Apartments
±480 Units

Future
Vista Enclave
130 Homes

Walgreens

78,000 ADT

36,500 ADT

SURF THRU

PANDA EXPRESS

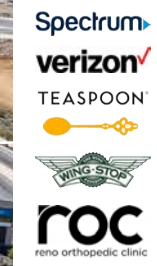
Dutch Bros

50,000 ADT

US
395

Sky Vista Pkwy 17,000 ADT

Walmart
Save money. Live better.



VISTA HILLS

FOR LEASE

Vista Hills

280 Vista Knoll Pkwy | Reno, NV 89506

Smith Retzloff Retail Team

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Colliers.com/Reno

Rapidly growing demographics

Easy ingress/egress

Immediately adjacent to high volume Super Walmart

Diversified and expanding group of demand generators

Ongoing commercial & residential development will continue to drive activity to this area

TRAFFIC COUNTS

US 395 N 0.1 Mi of N/B on-ramp of Golden Valley Intch	78,000 ADT
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US 395 N 200 Ft of the Stead Intch	50,000 ADT
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Lemmon Dr E of Lemon Valley Dr Intch	36,500ADT
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Sky Vista Pk 200 Ft W of Lemmon Dr	17,000 ADT
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ARTICLE LINKS

RGJ.COM Housing project in North Valleys, delayed by inflation, gets extension

MYNEWS4.COM Zoning Change for 1800 Unit Development in North Valleys Approved

KTVN.COM North Valleys Residents Want More Food Options with Major Growth

MYNEWS4.COM Developers Plan Hundreds of New Homes in North Valleys

RENO.GOV Growth in the North Valleys: Development Fact Sheet

THISISRENO.COM North Valleys ReZoning a Step Toward More Growth

MYNEWS4.COM Higher Density House Development Coming to North Valley

THISISRENO.COM North Valleys Development Gets City and County Approval to Proceed

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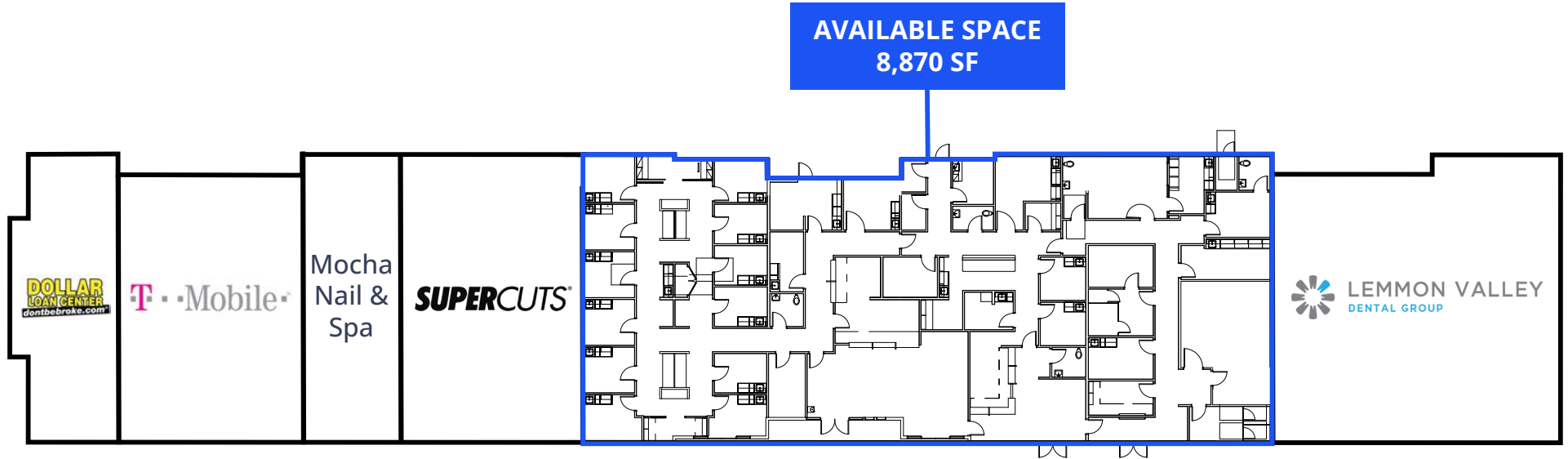
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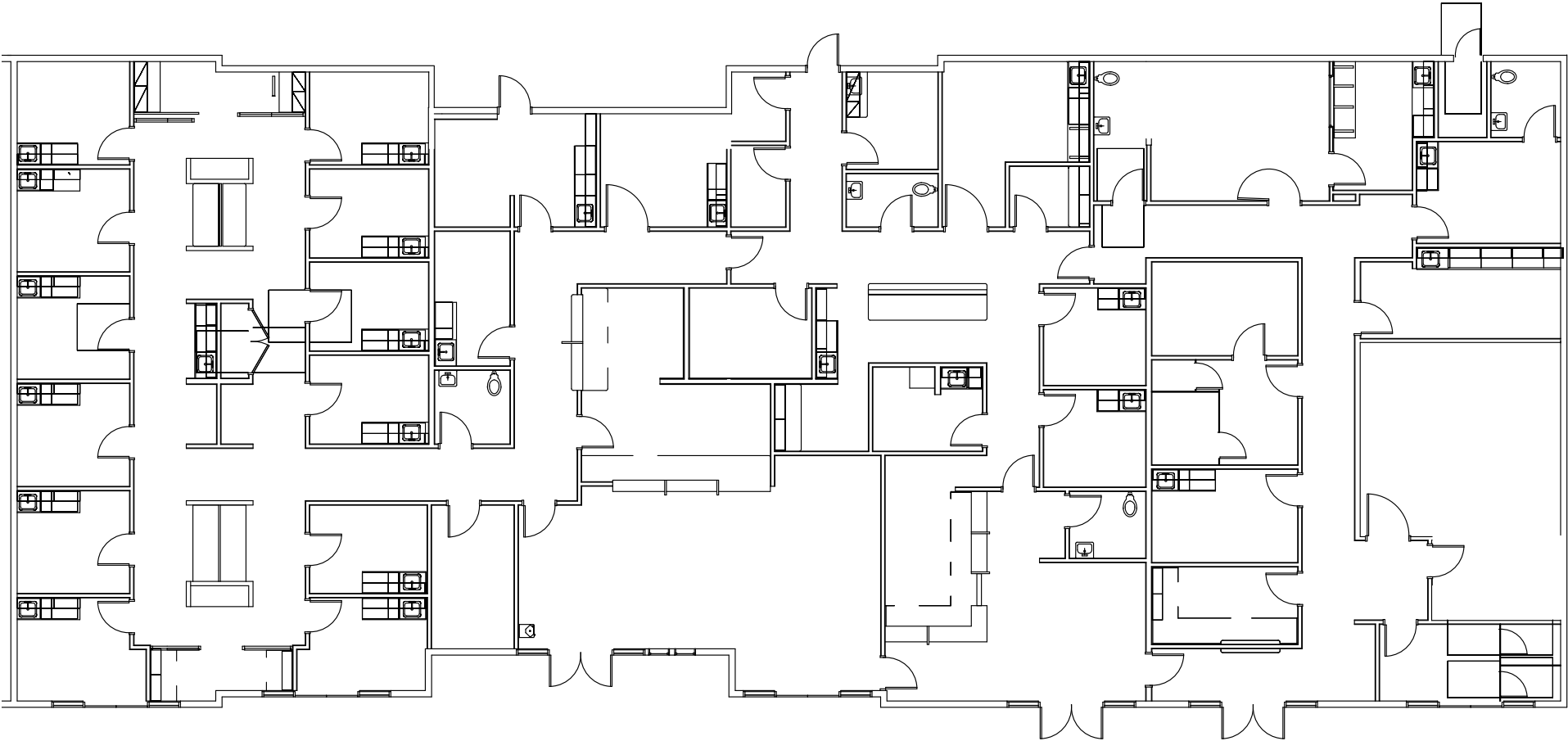




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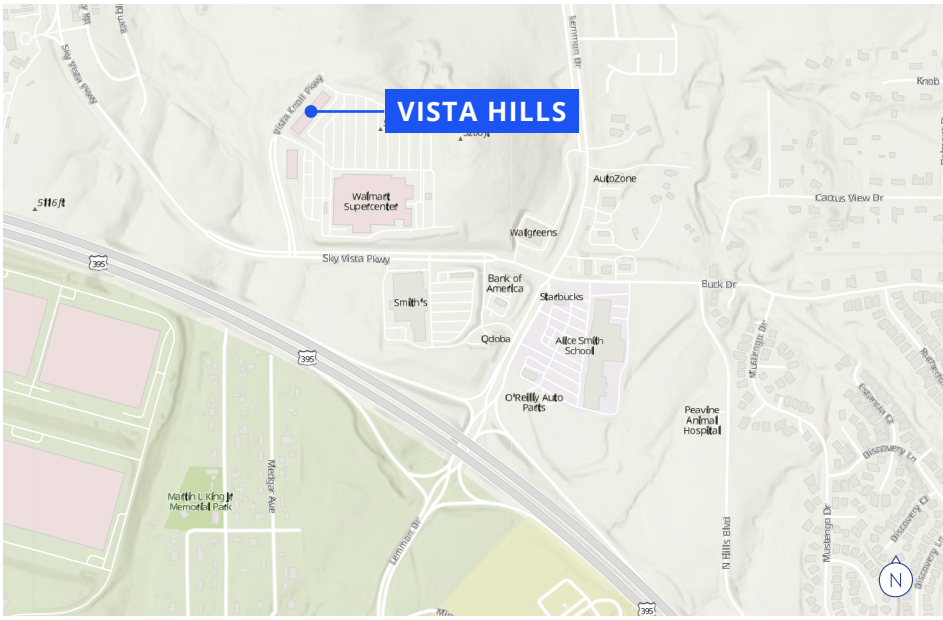
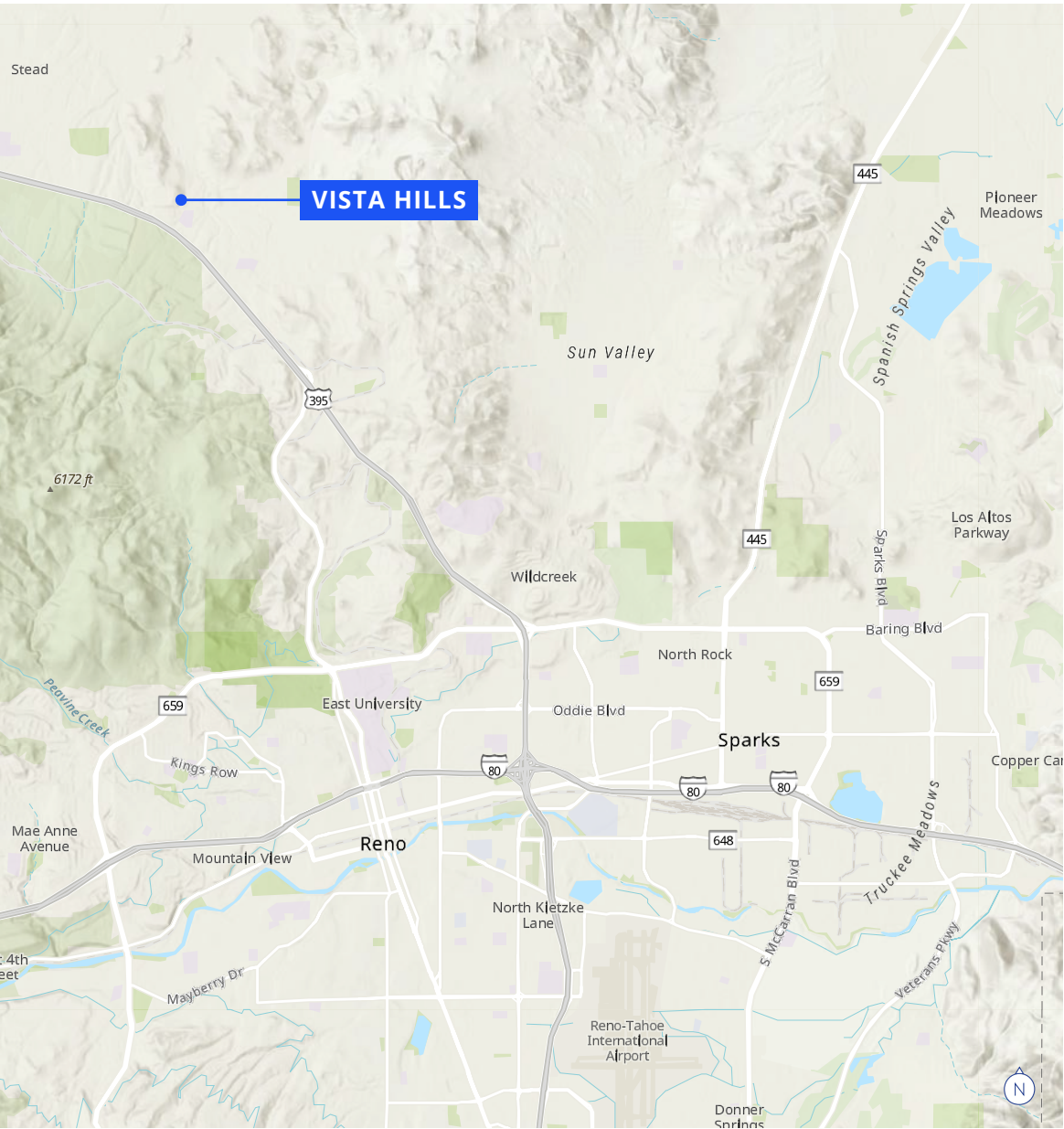


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VISTA HILLS



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Employers

Recently Relocated & Expanded

1 Amazon	5 Lasco Valves	9 Urban Outfitters
2 Cascade Designs	6 Mary's Gone Crackers	10 Tactical Air Support
3 Exxel Outdoors	7 Marmot	11 Prado Ranch Industrial (proposed)
4 Quality Bicycle Products	8 Petco	

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Residential Projects

Proposed & Under Construction

1	Arroyo Crossing	237 Units
2	Cabernet @ the Highlands	425 Units
3	Estancia	202 Units
4	Evans Ranch	5,679 Units
5	Heinz Ranch	4,200 Units
6	North Valley Estates	252 Units
7	Regency Park	207 Units
8	Sierra Vista Village	194 Units
9	Silver Hills	680 Units
10	Silver Star Ranch	1,600 Units
11	Stonefield Horizons	470 Units
12	Lansing/North Park Apartments	112/320 Units
13	Senior Housing Project	100 Units
14	Sky Vista South	72 Units
15	Sierra Grande	157 Units
16	Prado Ranch	1,500 Units

51,584
Projected New
Jobs (2019-2023)

26,842
Total Submarket
Housing Units

VISTA HILLS



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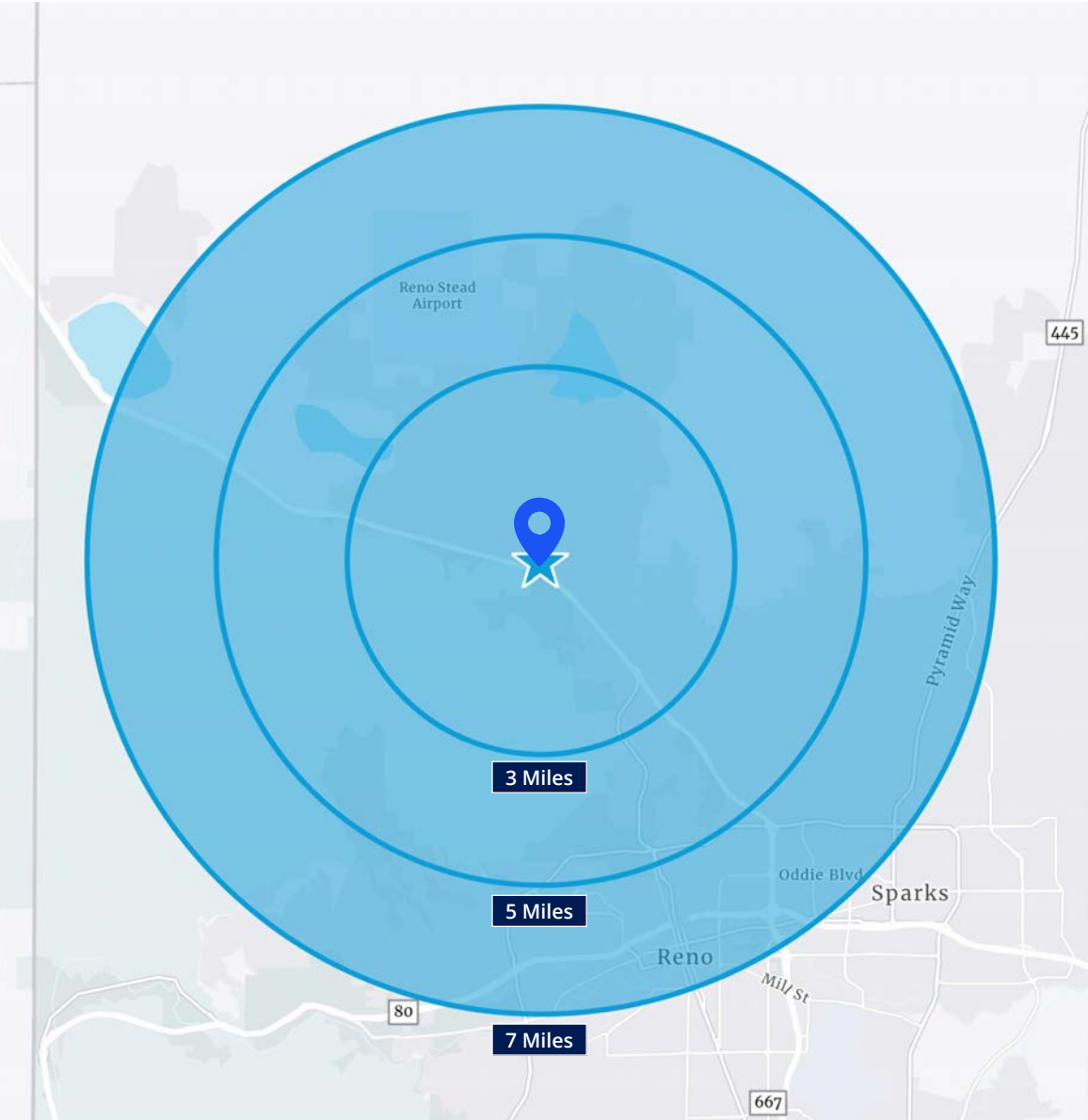


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	42,150	79,245	199,067
2030 Proj. Population	44,065	83,707	207,781
2025 Med. Age	35.1	35.2	35.1
Daytime Population	27,923	56,400	177,704

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$106,549	\$104,090	\$97,882
2030 Proj. Avg. HH Income	\$119,526	\$116,980	\$110,359
2025 Est. Med. HH Income	\$87,677	\$85,042	\$76,511
2030 Proj. Med. HH Income	\$99,959	\$96,699	\$85,811
2025 Est. Per Capita Income	\$36,780	\$35,942	\$37,653

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	14,575	27,321	76,486
2030 Proj. HH	15,338	29,066	80,498
Proj. Annual Growth (2025-2030)	1.03%	1.25%	1.03%
Avg. HH Size	2.88	2.86	2.53

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$91,641	\$89,993	\$85,076
Annual Retail Expenditure	\$29,261	\$28,975	\$27,076
Monthly HH Expenditure	\$7,637	\$7,499	\$7,090
Monthly Retail Expenditure	\$2,438	\$2,415	\$2,256



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

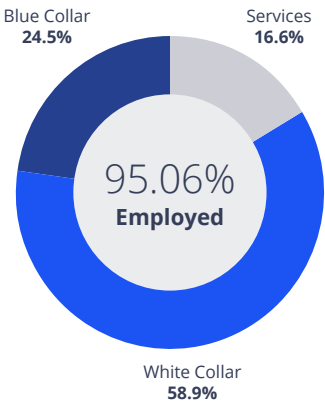
\$121,655
Avg HH Income

39.5
Median Age

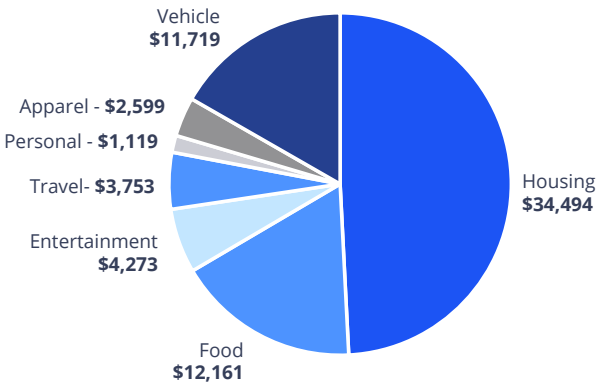
Home Ownership (2025 Housing Units)



Employment



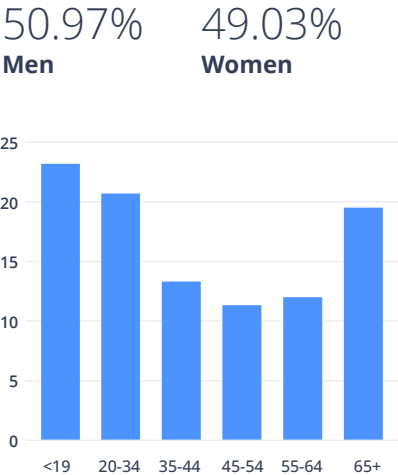
Household Spending



Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



Vista Hills

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